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MEMORANDUM

November 9, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

2362

Hearing Date: 11/21/72

Petition No. Z-2629
Ramon LaSalle
8 Wyman Street
Jamaica Plain

Petitioner seeks a forbidden use for a change of occupancy from a one family dwelling to a one family dwelling and ballet dance studio in a residential (R-.8) district. The proposal violates the code as follows:

Section 8-7. A dance studio is forbidden in an R-.8 district.

The property, located on Wyman Street near the intersection of Centre Street, at Hyde Square, contains a 2½ story frame structure. The ballet dance studio would accommodate 15 students from the immediate area; these students would arrive on foot. The proposal has received community support. Staff recommends that the studio be limited to not more than 15 students; that the hours of operation be 9 a.m. to 5 p.m., Monday through Saturday, and that the studio be closed on Sunday. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2629, brought by Ramon LaSalle, 8 Wyman Street, Jamaica Plain, for a forbidden use for a change of occupancy from a one family dwelling to a one family dwelling and ballet dance studio in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the studio be limited to not more than 15 students; that the hours of operation be 9 a.m. to 5 p.m., Monday through Saturday; and that the studio be closed on Sunday.

Z-2629
8 WYMAN ST.
(J. P.)

Board of Appeal Referrals 11/9/72

Hearing Date: 12/5/72

Petition No. Z-2650
Children's Hospital Medical Center
300 Longwood Avenue, Boston

Petitioner seeks a conditional use and three variances to erect a four story addition to a hospital in an apartment (H-3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 19-6. Front yard is insufficient.	15 ft.	12 ft.
Section 21-1. Setback of parapet is insufficient.	21 ft.	3 ft.
Section 21-3. Setback of parapet is insufficient.	21 ft.	2 ft.
Section 23-8. Required off street parking provided within 1,200 feet of main lot is a conditional use.		

The hospital complex is bounded by Longwood Avenue, Blackfan and Shattuck Streets in the Fenway Urban Renewal area. The proposed extension to main hospital buildings will be primarily utilized for surgery and radiology facilities. The required off street parking (113 spaces) will be provided in the hospital's existing parking garage on Blackfan Street. The proposal is consistent with the institutional character of the area and the objectives of the Fenway Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2650, brought by the Children's Hospital Medical Center, 300 Longwood Avenue, in the Fenway Urban Renewal area, for a conditional use and three variances to erect a four story addition to a hospital in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. The proposal is consistent with the institutional character of the area and the objectives of the Fenway Urban Renewal Plan.

Z-2650
300 LONGWOOD AVE.
(B.R.)

Board of Appeal Referrals 11/9/72

Hearing Date: 1/16/73

Petition No. Z-2652
East Boston Social Centers, Inc.
425 Sumner & 11 Lamson Streets
East Boston

Petitioner seeks a conditional use and a variance to erect a one story addition to a recreation building in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A community center is conditional in an H-1 district.		
Section 18-1. Front yard is insufficient.	25 ft.	10 ft.

The property, located at the intersection of Sumner & Lamson Streets, contains a one story metal structure which will be rehabilitated. The proposed extension will provide space for much needed recreational activities. A social - recreational use has existed at the site for many years. The community has indicated strong support. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2652, brought by East Boston Social Centers, Inc., 425 Sumner & 11 Lamson Streets, East Boston, for a conditional use and a variance to erect a one story addition to a recreation building in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided rehabilitation and construction plans are submitted to the Authority for design review. A social - recreational use has existed at the site for many years. The community has indicated strong support.

Z-2652
425 SUMMER ST.
11 LAMSON ST.
(E.B.)



